



Zoning Administrator NOTICE OF DECISION

Date: September 17, 2014
Applicant: Little Architects
Case No.: DRC-14-05
Site Address: 1548 East "H" Street (APN 642-020-17)
Project Planner: Jeff Steichen

Notice is hereby given that on September 17, 2014, the Zoning Administrator considered a Design Review application filed by Little Architects ("Applicant"), requesting approval of a Bank of America walk-up ATM kiosk ("Project") located at 1548 East "H" Street, Chula Vista CA ("Project Site"). The Project is located within the CCP (Central Commercial Zone with Precise Plan Overlay) zone. The property is owned by Kelton Title Corporation ("Property Owner"). The proposed Project is more specifically described below:

The Project is located within a 3.04-acre parcel containing an existing commercial shopping center. The proposed ATM will be manufactured with a similar beige color and stucco texture as the existing shopping center. All site work will match existing, including new concrete work and modified landscaping.

Planning Staff has reviewed the proposed Project for compliance with the California Environmental Quality Act (CEQA) and has determined that the Project qualifies for a Class 3 categorical exemption pursuant to Section 15303 (new construction) of the State CEQA Guidelines because the proposed building addition consists of less than 2,500 square feet. Thus, no further environmental review is necessary.

The Zoning Administrator approved said request based upon the following findings of fact:

The proposed development, as conditioned, is consistent with the development regulations of the CCP zone and design regulations contained in the City's Design Manual.

The proposed ATM kiosk represents a small addition to an existing commercial shopping center and is permitted within the CCP (Central Commercial) Zone. The proposed addition and accompanying site work is consistent with the regulations of the CCP zone in relation to lot coverage, building height, setbacks, parking, etc. The proposed addition was processed through an administrative design review permit, pursuant to Section 19.14.582.C of the Chula Vista Municipal Code.

The design features of the proposed development are consistent with, and are a cost effective method of satisfying, the City of Chula Vista Design Manual.

The proposed ATM kiosk is consistent with the City's Design Manual. The addition is being manufactured with a similar beige color and stucco texture as found within the

existing shopping center. As proposed, the ATM kiosk will be well integrated into existing commercial center by removal and replacement of existing landscaping which will also serve to provide screening of the kiosk structure from adjacent streets. The design features are a cost effective method of satisfying the design guidelines, in that the ATM kiosk will be manufactured with color and texture to match existing, as opposed to necessitating the more costly application of texture and color treatments following installation.

The Zoning Administrator, under the provisions of Section 19.36.020 and Section 19.14.582.G of the Chula Vista Municipal Code (CVMC), has conditionally-approved the project subject to the following conditions:

Approval of DRC-14-05 is conditioned upon the following:

I. Prior to the issuance of any permits for improvements or modifications, the following conditions shall be satisfied:

1. The Applicant/Representative and Property Owner shall execute this document by making a true copy and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within thirty (30) days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

Signature of Applicant/Authorized Representative

Date

Signature of Property Owner/Representative

Date

Planning and Building Division Conditions:

2. The applicant shall ensure the colors and materials specified on the building plans are consistent with the colors and materials identified on the Project plans found in file DRC-14-05 stamped September 16, 2014, and approved by the Zoning Administrator.
3. The Applicant shall pay all applicable fees, including any unpaid balances of permit processing fees and/or Full Cost Recovery (FCR) charges associated with the project and linked to Project Account DQ 1780.

4. A graffiti resistant treatment shall be specified for all wall and building surfaces. This shall be noted on any building and wall plans and shall be reviewed and approved by the Director of Development Services prior to issuance of building permits. Additionally, this project shall conform to Sections 9.20.055 and 9.20.035 of the Chula Vista Municipal Code regarding graffiti control.
5. Plans for review shall comply with the 2013 edition of the California Building Code, California Mechanical Code, California Plumbing Code, and California Fire Code.

Engineering Division Conditions:

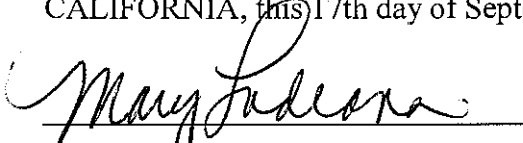
6. The following fees will be required based upon final building plans submitted:
 - a. Sewer Connection and Capacity fees
7. Any demolition and/or construction done within the public right-of-way will require an encroachment permit.
8. Any existing planting and/or irrigation intended to remain that is damaged during demolition or construction must be replaced in like kind to the satisfaction of the City of Chula Vista.
9. The irrigation system must remain in working order during demolition and construction. Alternative irrigation means may be enlisted upon approval by the City of Chula Vista.

II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

1. The Applicant shall maintain the Project in accordance with the approved plans for DRC-14-05, date stamped on September 16, 2014, which includes a site plan and architectural elevations on file in the Planning Division, the conditions contained herein, and Title 19.
2. This Design Review Permit shall become void and ineffective if not utilized within three (3) years from the effective date thereof, in accordance with Section 19.14.600 of the Municipal Code.
3. The Property Owner and Applicant shall and do agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this Design Review Permit and (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated on the Project Site. The Property Owner and Applicant shall acknowledge their agreement to this provision by executing a copy of this Design Review Permit where indicated above.

The Property Owner's and Applicant's compliance with this provision shall be binding on any and all of the Property Owner's and Applicant's successors and assigns.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISIA,
CALIFORNIA, this 17th day of September, 2014.

A handwritten signature in black ink, appearing to read "Mary Ladiana", is written over a horizontal line.

Mary Ladiana
Zoning Administrator

ML/js